

**ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, OCTOBER 28, 2013
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Trevor Davis, Augie DeFrance IV, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca, Larry Riley, Bill Wasch
Members Absent: Phil Pessina
Others Present: Beth Lapin (staff); Ron Organek, Mike Rogalsky, Phil Cacciolo (Veterans Museum); Steve June (SP+A); Joe Aresco (MA&M/Aresco Construction); Deb Stanley (Recreation); Bob Dobmeier (Public Works); Jessa Hernandez, Madison Feshler, Jason Pawson, Joshua Pawson, Kaitlyn Beaudry, Devra Baxter (MHS students)

1.0 OPEN MEETING

Chair Ron Klattenberg opened the Eckersley Hall Building Committee Meeting at 5:58 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the October 14, 2013 minutes, incorrectly listed as September 23 on the heading. Augie DeFrance made the motion to accept as modified, seconded by Larry Riley. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT
FINANCIAL STATEMENT**

There was no financial statement at this time.

BUDGET ITEMS

Steve June received a request for change from MA & M for \$2,428 to remove an underground oil tank. After discussion, moved by Larry Riley, and seconded by Ed Monarca, it passed unanimously.

Steve June reported that he had reviewed and approved an invoice from MA &M dated October 11 for \$109,250, including items related to project start-up. Ed Dypa made and Augie DeFrance seconded a motion to approve payment of that invoice. The vote to approve was unanimous.

MA &M also submitted an invoice dated October 22 for \$174,800 that Steve reviewed and approved, covering general conditions, geothermal, asbestos, elevator, and some other items. Ed Dypa made the motion to accept, seconded by Ed Monarca. The vote to approve was unanimous.

Pete Tavino submitted an invoice for \$3,187.50 for the first part of Phase 3, related to the loop field inspection and production of As Built Drawing. Augie DeFrance made the motion to accept, seconded by Larry Riley. The vote to approve was unanimous.

The committee reviewed SP+A's request for a change order to purchase order 19981 for \$1,500 to cover additional reimbursable expenses. Bob Dobmeier recommended its approval. Ed Dypa made the motion to accept, seconded by Ed Monarca. The vote to approve was unanimous.

4.0 PUBLIC COMMENTS

Mike Rogalsky brought a photo of Eckersley for possible display at the Senior Center. Ron will ask Deb Shapiro at the Middlesex Historic Society to research for a photo of Hall.

Ron Organek requested that the discussion of the Military Museum Sale be next on the agenda. Trevor Davis made a motion, seconded by Larry Riley, and approved unanimously by the committee to move that item on the agenda.

5.0 NEW BUSINESS

MILITARY MUSEUM SALE

Ron clarified this referred to a possible modular buildings sale. Pete Tavino initially had been interested in the buildings but further investigation ruled that out, so they will be demolition as planned.

ARESCO CONSTRUCTION SCHEDULE AND UPDATE

Joe Aresco reported that asbestos abatement was completed; nine geothermal on south side were drilled and grouted; and they were continuing with interior demolition and the north side geothermal wells.

SILVER/PETRUCELLI CONSTRUCTION REPORT

Steve June (SP+A) reviewed construction meeting minutes. Issues from the second meeting: some windows were screwed closed, missing screens; MA & M needed the name of the data contractor (Bill Oliver to provide); the City would need to hire a third party certified lab to test concrete strength, reimbursable through SP+A; Deb Stanley will find out the kiln exhaust manufacturer.

CEFIA UPDATE

Ron reported that Bob Wall indicated the Memorandum of Understanding between CEFIA and the City of Middletown was drafted and under review by their legal department. Once their attorney has approved, it will go to the Mayor and the City will get the first installment of money (\$16,500).

7.0 OTHER BUSINESS

COMMITTEE MEMBERSHIP REPORT

Ron reported that Phil and Ron will be able to continue on the committee after the election.

Ron also said he was unable to sign up to make an account on the LEED website. He asked Bob Dobmeier to set that up and be in charge and he agreed, with the committee's support.

Larry Riley and Augie DeFrance expressed their regret that the Senior Center bond could not be fully used (\$365K) to support the construction of the military museum at Vet's Park. They understood that the bond does not allow for the additional \$300K. Ron explained that the

committee agreed to transfer \$65K as soon as the Common Council approves the business plan. Ron asked if there is a cost estimate for the new museum. Augie indicated that a cost estimate had not yet been prepared. At present, several construction plans are being discussed with their architect, Steve Nelson. Larry felt the museum committee still has a lot of work to do to finalize their plans. Ron indicated that should the bond have money remaining in the contingency line after the senior center is completed it might be possible to seek approval from bond counsel, the mayor and common council to appropriate these funds toward the museum depending on the final cost estimates.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Dypa and seconded by Annabelle Malone, the vote was unanimous and the meeting adjourned at 7:03 PM.